

# Zoning Board of Appeals

Natick Town Hall  
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Natick, MA 01760

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## Meeting Agenda

Monday, November 17, 2014 @ 7:25PM

Town Hall – 3<sup>rd</sup> Floor Training Room – 13 East Central Street

### Continued Hearings:

7:25PM

**Case #2014-044 – 213 West Central Street – 215 West Central Street LLC**

The Petitioner is requesting a Chapter 40A, Section 6 Finding for the alteration of a pre-existing, non-conforming structure, pursuant to Section V-A.2 of the Natick Zoning By-Law and/or the required relief necessary, as shown on the plans submitted.

**Case #2014-045 – 213 West Central Street – 215 West Central Street LLC**

The Petitioner is requesting a Special Permit for an Indoor Recreation Place, pursuant to Section III-D.2 of the Natick Zoning By-Law and/or modification of Zoning Board of Appeals Case #2010-018 to expand the use area of Indoor Recreation as provided for in such decision and/or the required relief necessary, as shown on the plans submitted.

### Public Hearings:

7:30PM

**Case #2014-053 – 21 Plain Street – D.A. Favre Builders**

The Petitioner is requesting a Chapter 40A, Section 6 Finding and/or the required relief in order to raze the existing structure and construct a new single family home on a pre-existing, non-conforming lot.

7:40PM

**Case #2014-054 – 23 Walcott Street – Erica Noonan**

The Petitioner is requesting a Dimensional Variance and/or the required relief in order to construct an addition to the pre-existing, non-conforming structure on the pre-existing, non-conforming lot.

7:50PM

**Case #2014-055 – 86 MacArthur Road – Diane and Rick Mitchell**

The Petitioner is requesting a Special Permit in order to operate a dog kennel at a residential location.

8:00PM

**Case #2014-056 – 13 West Central Street – 13 West Central Street, LLC**

The Petitioner is requesting a Special Permit under Section III-E.2(b) of the Natick Zoning By-Law, for the use of the second floor of the property as a multi family dwelling (5 units) and for the use of the front yard for food service to customers outside of the building, a Special Permit under Section III-A.5 Aquifer Protection District for such uses and such other relief in connection therewith as the Board deems appropriate.

8:10PM

**Case #2014-057 – 35 Pearl Street – Oxbow Development, Inc. / Jeffrey Clark**

The Petitioner is requesting a Chapter 40A, Section 6 Finding and/or the required relief in order to raze the existing two-family structure and construct a new two-family dwelling on a pre-existing, non-conforming lot.

8:20PM

**Case #2014-058 – 5 Commonwealth Road – Omni Realty Trust**

The Petitioner is requesting a modification to existing Decision #840045 and/or the required relief in order to expand the parking lot to include eight (8) additional spaces.

### Any Other Business:

1. Formally accept the withdrawal of 21 Plain Street – Case #2014-033 – regarding the construction of a duplex on a pre-existing, non-conforming lot.
2. Review and approve minutes from October 20, 2014 and October 27, 2014 meetings.
3. Sign decisions for 8 Porter Rd., 5 Mill St., 91 Hartford St., 3 Eliot St., and 5-7 Elmwood Ave.

Upcoming Meetings  
December 15, 2014